

6/46 Wilton Street, Merewether, NSW 2291

Sold Unit

Monday, 18 March 2024

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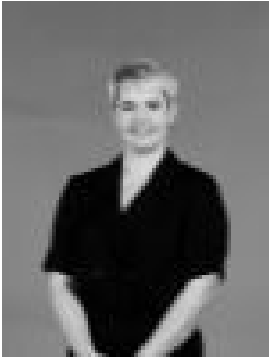
Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 71 m2

Type: Unit



Shenae Gibb
0249260600



Ryan Nichols
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\$520,000

Located in the sought-after beachside suburb of Merewether, this pristine one-bedroom unit presents an exceptional investment opportunity or savvy addition to your growing portfolio. Situated within a meticulously maintained complex of seven, the property is currently leased to Defence Housing Australia until 2027, providing a rental income of \$460 per week. Freshly renovated throughout, the functional design of the unit provides comfortable and easy-care living. Upon entry, you will be greeted by a light-filled living and dining area that seamlessly connects to a modern kitchen and breakfast bar. The good-sized bedroom features an ensuite and convenient access to a private courtyard via a sliding door. Enjoying a prime coastal location, Unit 6, 46 Wilton Street offers proximity to Merewether Beach and Ocean Baths, Bar Beach, The Junction café and retail precinct and iconic Darby Street, ensuring a lifestyle of convenience and leisure. - ? Modern tiled kitchen with electric cook top and dishwasher and breakfast bar - ? Good-sized bedroom with mirrored built-in wardrobe and direct access to courtyard - ? Ensuite bathroom with shower - ? European style laundry - ? Open plan kitchen, living and dining area - ? One undercover car space - ? Tenanted investment with DHA for \$460 per week Outgoings: Water rates: \$788.91 approx per annum Council rates: \$1,840 approx per annum Strata rates: \$552.15 approx per quarter Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.